



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS, AICP
EXECUTIVE DIRECTOR

PLANNING DIVISION

**LEGAL NOTICE
OF PUBLIC HEARING**

A **public hearing** for all interested parties will be held by the **Zoning Board of Appeals** on **Wednesday, November 20, 2019** at **6:00 p.m.** in the **Council Chambers, 2nd Floor of Somerville City Hall, 93 Highland Avenue** to discuss the following in addition to any other items previously advertised and listed on the ZBA agenda.

Please check the city website 48 hours prior to the start of the ZBA meeting to view the hearing status of pending projects.

121-123 Washington Street (ZBA 2019-111): Applicant & Owner, Wooden Teeth, LLC, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property to build a mixed-use building. Special Permits including, but perhaps not limited to: §7.11.1 to establish 5 residential units, §8.5 for left and front yard setbacks and a Special Permit with Design Review for a café in a commercial space. Variances including right side yard setback and rear yard setback. Parking relief under Article 9. RC zone. Ward 1.

303 Beacon Street (ZBA 2019-121): Applicant and Owner, Christopher Cassa, seeks zoning relief including, but perhaps not limited to, a variance in order to reduce the lot area per dwelling unit ratio to 773 in a zone where 875 is the minimum allowed, by creating a third unit in the basement. Parking relief under Article 9. RC zone. Ward 2.

916 Broadway (ZBA 2019-122) – Applicant and Owner, Polly Laurelchild-Hertig, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property and under §7.3 of the SZO to undertake a Special Residential Conversion by increasing the number of units from two to three in the RA zone. Parking relief under Article 9 of the SZO. Ward 6.

393 Highland Avenue (ZBA 2019- 123): Applicant and Owner, 393 Highland Avenue, LLC, seeks a SPSR under §7.11 to convert from retail to office use greater than 10,000 SF, a SPD to convert to office uses from 5,000-9,999 SF and a SP under §4.4.1 to make alterations to a non-conforming structure in order to update and add an entryway. CBD zone. Ward 6.

345 Medford Street (ZBA 2019-108): Applicant, 345 Medford Street, LLC, and Owner, PCJ Auto Service, Inc. seek zoning relief for a non-conforming site in order to construct a 52 unit mixed use building with ground floor commercial space and residences above. On-site inclusionary units provided. SPSR for the number of residential units. Variances under §5.5, §4.4.1, §8.5 including, but perhaps not limited to: lot area per dwelling unit, FAR, building height, number of stories, rear yard setback. Special permit for parking relief under Article 9. BA zone. Ward 4.

3 Dartmouth Street (ZBA 2019-112): Applicant and Owner, Justin Kelly, seeks a Variance under SZO §5.5 and §8.5 to violate the maximum allowed floor area ratio (FAR) by finishing the basement. A special permit under SZO §9.13 for parking relief is also being sought. RB Zone. Ward 4.

242 Broadway (ZBA 2019-119): Applicant, Lauro O. DaSilva, and Owners, Lauro O. DaSilva and Zelia I.C. Silva, seek a special permit under SZO §4.4.1 to alter the two nonconforming structures on the lot by constructing rear stairs and dormers. A Special Permit under SZO §7.11 is also required for five residential units and under SZO §9.13 for parking relief. RC Zone. Ward 1.

22 Henderson Street (ZBA 2019-107): Applicant and Owner, Steven Rangel, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by construct two dormers. RB Zone. Ward 5.

20 Highland Avenue (ZBA 2019-118): Applicant, North America Development, and Owner, Martha Romano, seek a special permit under SZO §4.1.1 to alter a nonconforming structure by increasing the existing gross floor area (GFA) by greater than 25% and extend the building within the nonconforming right side yard setback. A Special Permit under SZO §7.11 is also required for five residential units and under SZO §9.13 for parking relief. RC Zone. Ward 3.

17-25 Murdock Street and 227-229 Cedar Street (ZBA 2016-129-R2-10/19): Applicant and Owner, Cedar Murdock Partners, LLC, seeks a revision to their previously approved special permit with site plan review under SZO §5.3.8 in order to change the height of the foundations for buildings 3, 4, and 5 due to ground water levels and for other miscellaneous site related changes. RB zone. Ward 5.

45 South Street (ZBA 2019-120): Applicant, Portico Brewing Co. LLC, and Owner, BBD South St, LLC, seek a Special Permit with Design Review under SZO §7.11.10.6.b to establish a drinking establishment and a Variance under SZO §5.5 and Article 9 for parking relief. BA Zone. Ward 2.

453 Somerville Avenue (ZBA 2019-114): Applicant and Owner, Jack Saade, seeks a special permit under SZO §7.11.1.c and parking relief under Article 9 to construct a four story mixed use building with five residential units and ground floor retail space. A Variance under SZO §5.5 and §8.6.12 for relief from the required rear yard setback. BA and RB Zone. Ward 2.

Submittals may be viewed in-person in the Office of Strategic Planning and Community Development, located on the third floor of City Hall, 93 Highland Avenue, Somerville, MA, Mon-Wed, 8:30 am-4:30 pm; Thurs, 8:30 am-7:30pm www.somervillema.gov/planningandzoning.

As cases may be continued to later dates, please check the agenda on the City's website or call before attending a meeting. **Continued cases will not be re-advertised.** Interested persons may provide comments to the Zoning Board of Appeals at the hearing or by submitting written comments by mail to OSPCD, Planning Division, 93 Highland Avenue, Somerville, MA 02143; by fax to 617-625-0722; or by email to planning@somervillema.gov.

Attest: Sarah Lewis, Planning Director

As published in The Somerville Times on 11/6/19 & 11/13/19